

FOR YOUR INFORMATION...



City of Taylorsville
Community Development Department
2600 West Taylorsville Boulevard
Taylorsville, Utah 84118 (801) 963-5400



City of Taylorsville
Information Form

B-10

OWNER BUILDER

Owner-Builder Information

In order to protect the health, safety, and general welfare of the public, building permits and building inspections are required for most construction projects within the City of Taylorsville. The building permit process helps ensure that minimum building code standards are maintained. While State statute allows owners to perform work on their primary residence, there are limitations imposed by the City and the State. This information form attempts to outline the "basics" regarding the construction process from the perspective of the "owner-builder".

Construction Basics:

Building your own home is an undertaking that may not be advisable for everyone. While State law allows owners to build or improve their primary place of residence, the following issues/concerns must be considered:

- ☐ Owner-built homes must be occupied by the owner-builder for a minimum of two years, prior to sale, according to State statute.
- ☐ Again, according to State code, the owner cannot build a home to be used as a rental property or as a secondary residence.
- ☐ The City of Taylorsville Building Department will hold owner-builders to the same standard of professionalism as they would a licensed contractor. This includes inspections meeting minimum code standards as well as for plan preparation.

Avoiding Common Problems:

The City of Taylorsville recognizes that the timely issuance of permits and an efficient building process is of the utmost importance to many builders. As a result we recommend that an *owner-builder* permit applicant keep in mind the following factors that could result in unwanted delays in the approval and building process:

- ☐ **Zoning complications.** In order to ensure that your proposed structure or improvement is permitted at your particular location it is recommended that you contact the Taylorsville Planning Department prior to applying for a building permit. The Planning Department can help explain any required setbacks or use limitations that your particular zoning district might have.
- ☐ **Incomplete application, plans and drawings.** Incomplete applications or application materials will surely delay your approval procedure. In order to ensure a timely building permit approval process make sure your application and required plans and drawings are complete and comprehensive. For more information regarding application submittal requirements and building permit fees, please refer to ***Taylorsville Information Form B6 Residential Plan Submittal Requirements.***
- ☐ **Improper plans, drawings, or substandard construction.** As mentioned above, *owner-builders* will be held to the same standard of professionalism as professional builders. Unacceptable plans or drawings that don't address minimum code standards and substandard workmanship will not be approved.
- ☐ **Know what you're getting yourself into!** The building code is a very complex document. It is highly recommended that a "non-professional" builder comprehend exactly what they are getting themselves into prior to commencing a building project. The City can not accept the responsibility to draw, design or build your project. Please feel free to contact the Taylorsville Building Department for more information.

For More Information:

For more information regarding building permits and the building process for residential construction, please refer to the following information forms available from the Taylorsville Community Development Department:

- ☐ **B1 Do I Need a Building Permit?**
- ☐ **B2 How do I Apply for a Residential Building Permit?**
- ☐ **B3 What do I do After I Receive my Building Permit?**
- ☐ **B6 Residential Plan Submittal Requirements**
- ☐ **B11 Standard Construction Drawings Packet**

